



Pre-Design Report

New Space for DHHS at the Coggs Building Site

Prepared for

Milwaukee County | Department of Administrative Services | Facilities Management Division

Milwaukee County Project Number: WS0126

DRAFT July 21, 2022

with the Assistance of

Engberg Anderson

Architecture | Interior Design | Planning

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I. INTRODUCTION/SUMMARY

Need and Objectives

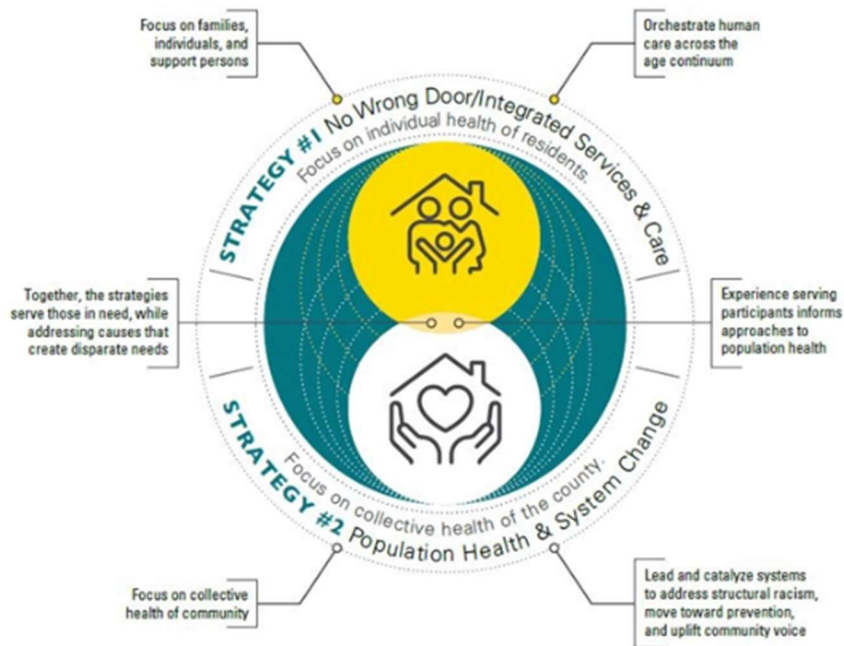
Milwaukee County has determined a need to create new space for the Department of Health and Human Services (DHHS) at the site of the current Marcia P. Coggs Building.

This new building will need approximately 60,000 square feet to house DHHS offices and community needs as well as space for Friedens Food Pantry. It will require approximately 250 dedicated parking spaces to support the facility.

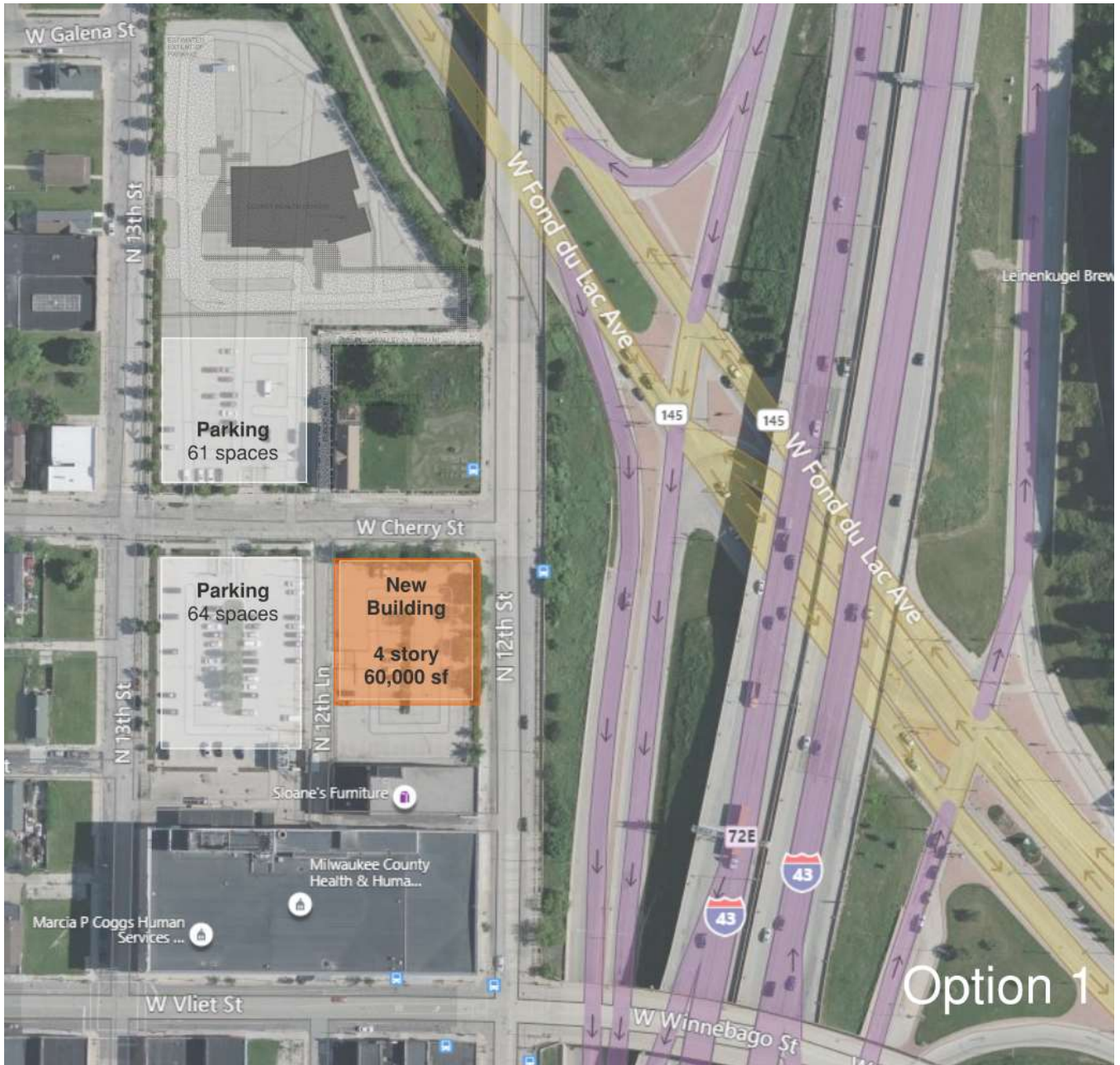
The building will be designed to support DHHS’s Dual Strategies of No Wrong Door/Integrated Services & Care and Population Health & System Change by providing appropriate work and collaborative spaces with adequate space for community engagement, staff/partner training, and easy to navigate public facing spaces. Considerations for use of the building by those with disabilities including vision and/or hearing loss and mobility issues will be incorporated. These issues will be addressed with the combination of location and configuration of spaces, installation of appropriate systems and equipment and a Drop-Off for public using paratransit and other ride services.

This site is bounded by West Cherry Street on the north, North 12th Street on the east, West Vliet Street on the south and North 13th Street on the west. In addition, North 12th Lane and other alleyways pass through portions of the site. A new Mental Health Emergency Center was just completed to the immediate north of this block. This new development left a corner available for other County use. Thus, the northeast corner of West Cherry Street and North 13th Street may also be utilized as part of this project.

This Pre-Design Narrative is intended to meet two distinct objectives: Outline the project with the goal to gain approval of funding from the Milwaukee County Board and its appropriate Committees and Outline how the architecture and Interior Design plans can support the current Strategic Plan of DHHS.

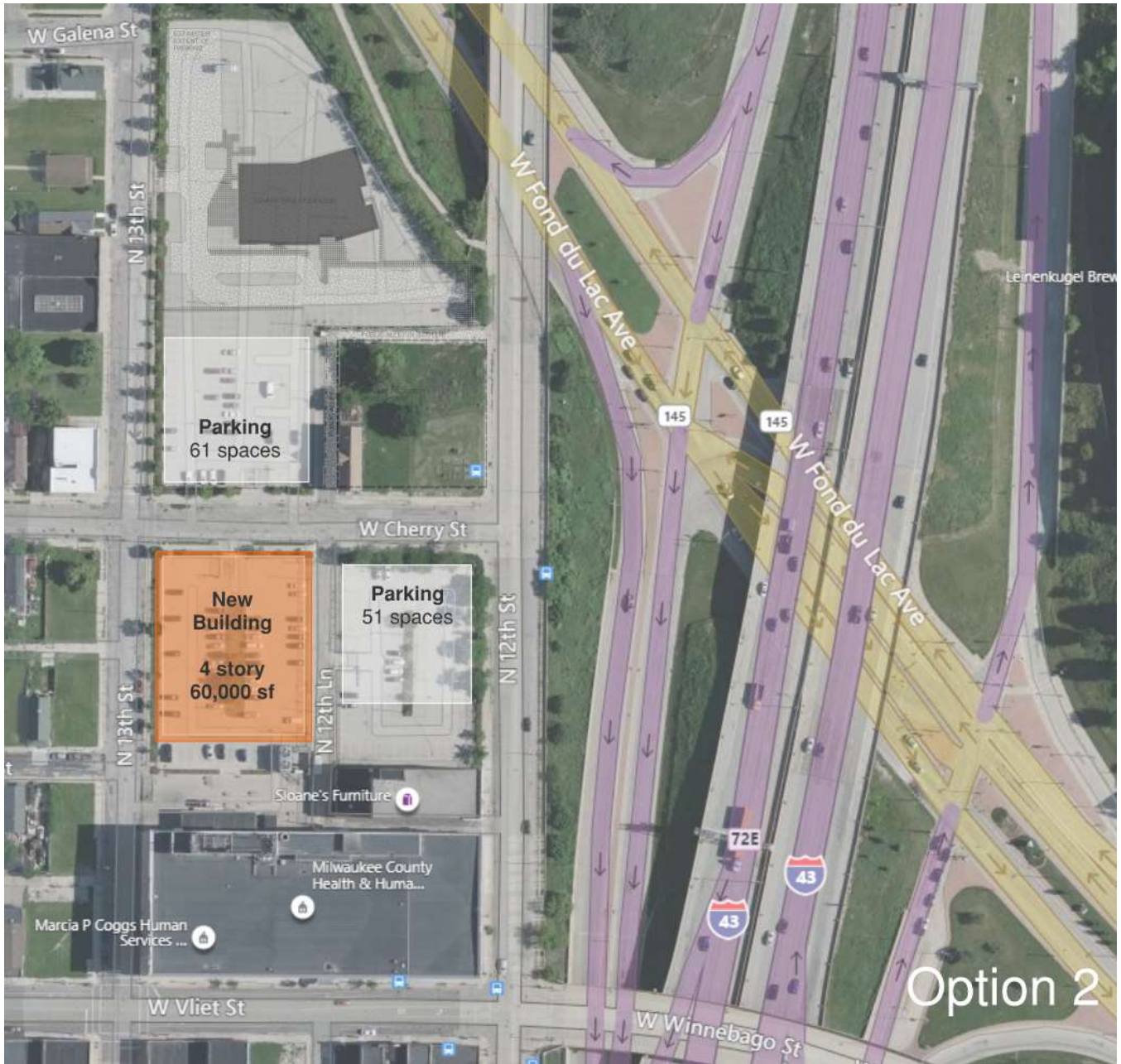


II. SITE DIAGRAMS



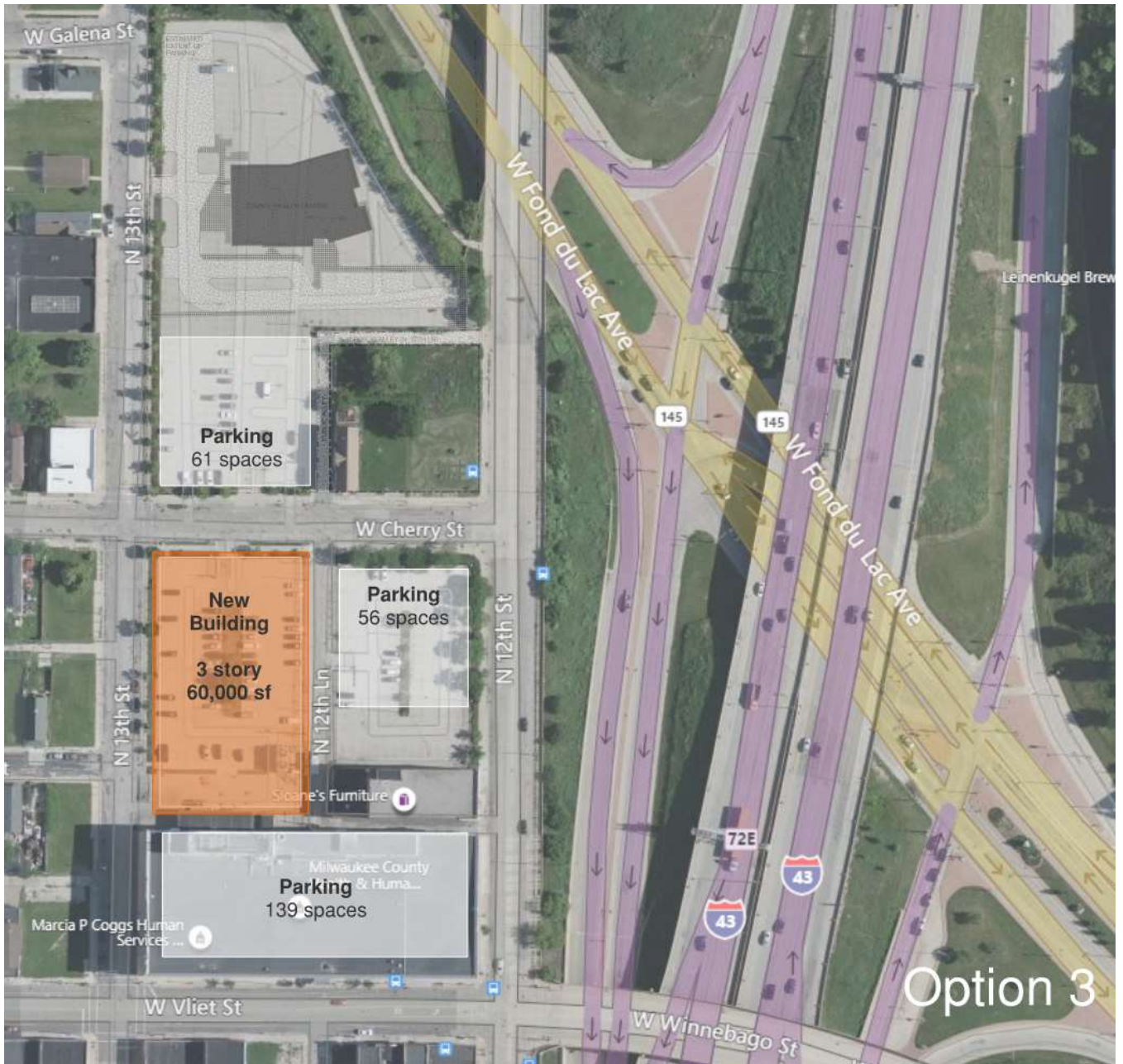
Option 1 SITE PLAN (not to scale) DHHS south of Cherry & Coggs Building remains – 125 total parking spaces





Option 2 SITE PLAN (not to scale) DHHS south of Cherry & Coggs Building remains – 112 total parking spaces





Option 3 SITE PLAN (not to scale) DHHS south of Cherry & Coggs Building is razed – 256 total parking spaces





Option 4 SITE PLAN (not to scale) DHHS north of Cherry & Coggs Building remains – 123 total parking spaces





Option 5 SITE PLAN (not to scale) DHHS north of Cherry & Coggs Building is razed – 269 total parking spaces



III. NARRATIVES

General

An extensive programming study was completed by the County with the assistance of Continuum Architects. Since that Program was written, the economy and work life have continued to change. We are now in the process of validating and updating this program to reflect the realities of Virtual Work and if any economies can be gained in the layout and sizing of various areas. Currently plans are intended to include:

Approximately 60,000 square feet

Community Engagement and Training Spaces to serve groups from 12 to 100.

Offices and Workstations* for staff in the following DHHS departments:

- Administration
- Supportive Services
- Children
- Adults
- * Note that some workstations are shared to accommodate in-office time for virtual workers

Shared and Support spaces for the above DHHS groups to include:

- Work Rooms for copy/print/supply, mail
- Staff Lockers
- Phone/Sensory/Comfort/Wellness Rooms
- Medical Records Service Center
- Meeting and Resource Rooms for departmental and organizational groups from 3 to 20
- Storage, secured by group

Offices, warehouse and shopping spaces for Friedens Food Pantry

- Work Room and copy/print/supply
- Weighing Area
- Cold Storage
- Delivery/Storage Area
- Shopping areas for both Food and Clothes/Essentials
- Staff Meeting /Breakroom for up to 12
- Volunteer Zone
- Staff Lockers
- Shared Building Services for both DHHS and Friedens Food Pantry
- Public Reception and Waiting, including space for:
 - Children’s Activity Area
 - Computer Stations
 - Intake Area (for Food Pantry)
 - Coffee/Healthy Snacks
- Security Office
- Break Rooms/Work Cafes

- Vending/Coffee Areas
- Telecomm Rooms, Janitorial Closets, etc.
- Elevators and stairs
- Loading Dock
- Public facing spaces such as Reception, Community Engagement and Training Spaces and Shopping Areas are to be located on the First Floor as much as possible.
- Private work areas to be located on upper floors
- Open Office (workstation) areas will be on the floor's perimeter with Private Offices and Services located inboard.
- Partial Basement to facilitate underground utility connections and servicing
- Building Access and Use to be fully accessible
- Include accommodations for mobility, vision loss and hearing loss

Parking to be surface parking lots for ease of navigation and cost savings.

- Approximately 250 stalls
- An area of the parking will be secured for staff's 24/7 use.
- Parking will be well-lit

A Drop-off, sized for use by up to paratransit vehicles

Major Heating, Ventilating and Air Conditioning equipment will be roof mounted.

- For equipment servicing, one elevator and one exit stair will extend onto a rooftop penthouse.

Any specific Product names mentioned throughout this report are intended to provide a Basis of Design reference only.

Structure

Foundations

We anticipate the building structure will be supported on a conventional reinforced spread footing foundation system. Columns will be supported by isolated reinforced spread footings and walls will be supported by continuous reinforced wall footings. Soil bearing capacity should be verified by a geotechnical engineer prior to design.

Foundation walls will consist of cast-in-place reinforced concrete, approximately 12 to 14 inches thick.

Slab on Grade

Any slab on-grade conditions will consist of a 5-inch concrete slab reinforced with welded wire fabric. The sub-grade will consist of 6 inches of compacted granular fill over a 10-mil vapor barrier. Basis-of-Design: Stego Wrap, Class A

Slab control or construction joints will be spaced no further than 15 feet on center.

Superstructure

Floor and Roof Framing

Unprotected Steel Frame, with 4 floor stories with approximately 15-foot floor-to-floor heights.

Floors, including mechanical penthouse floor, will be composite steel framing (beams and girders will have steel headed studs attached to top flanges to engage concrete slab). Deck is currently assumed at 3-inch, 18-gauge composite deck with 4-1/2" concrete cover for a 2-hour rating without a sprayed deck.

Roof deck to be similar with 1-1/2-inch, 18-gauge composite decking if appropriate.
Allow for future photovoltaic panel arrays.

Stair and Elevator Towers

Reinforced Concrete Masonry Unit construction. It is planned that one stair and the service elevator will travel to a mechanical rooftop penthouse for maintenance access.

Lateral systems to resist the forces due to wind and seismic forces will primarily be these reinforced concrete masonry unit shear walls at stairs and elevators. Shear walls will be 12" thick.

General

Any exterior exposed steel to be painted with a three-coat high performance coating system.

Firestopping and fire resistive joints will be included and must be UL tested assemblies.

Enclosure

Back-up Systems

Non-load bearing cold-formed metal stud framing, 16" o.c. Maximum allowable stud deflection L/720.

Sheathing shall be 5/8" Densglass Gold fiberglass reinforced gypsum board. Provide 2" rigid polyisocyanurate wall insulation (R-21 min). Basis-of-Design: W.R. Grace PermabARRIER air/water/vapor barrier.

Cladding Systems

Although the exterior of the building is not yet designed, materials being considered include:

- Stone base may be Calcium Silicate Masonry Units, Renaissance Stone or equal.
- Brick may be modular units (2-5/8" x 3-5/8" x 8") with detailing to meet industry standards or better for reinforcing, weeps, vents, anchors, etc. Anchors shall be hot dipped galvanized to ASTM G90 Class B standards. Additional trim shapes may be included.
- Metal wall panels may be included as accents. These will be concealed fastener, with a Fluoropon Classic II PVDF mica finish, installed on Z girts. All outside corners to be factory fabricated miters without visible seams.

All cladding materials shall all be installed over (listed from the outside to inside of the wall assembly):

- 2-inch air cavity,
- 2 inches of polyisocyanurate insulation with an R value of R-21 minimum, insulation will need to be NFPA 285 compliant, and UL tested
- air/water/vapor barrier (Basis-of-Design: GCP (formerly Grace) Perm-a-barrier) or a fluid applied air, water and vapor retarder on the warm side of the insulation and
- glass reinforced exterior gypsum board sheathing (Basis-of-Design: Densglass Gold). Insulation will need to be NFPA 285 compliant, and UL tested.

Flashings shall be EPDM sheet type, 40-mil thick with pre-finished aluminum drip edge bent to profile and exposed at outer edge. Walls are to be constructed as rain screens with cavities vented top and

bottom with stainless steel cavity vents. Locate vents at maximum 2' horizontal as possible with brick and stone modules. Window head flashings shall be pre-finished aluminum with end dam construction.

Exterior Windows, Doors, Frames

Construct from typical storefront system (Kawneer or equal) with 2-1/2" narrow face profile for all openings. The depth of framing should be 4-inches except where opening size requires greater depth. Storefront shall be thermally broken.

Foamed-in-Place closed cell insulation will be used in locations around all windows / storefronts to further reduce thermal bridging in exterior wall assemblies.

Aluminum framing system shall be fluoropolymer painted (custom color) aluminum finish.

Doors in storefront shall be narrow stile and thermally broken.

Manufacturer shall engineer system to meet project specific loading conditions, exposures and configurations.

Miscellaneous Service doors to be welded hollow metal framed, 16 gauge heavy-duty. Doors to be insulated, frames to be thermally broken.

Loading Dock Equipment / Sectional Overhead Door

Loading Dock area to include a hollow metal man-door and an Overhead Sectional door. Overhead Sectional door to 10'-0" wide by 11'-0" high, insulated, with motorized operator. Field paint

Provide Loading Dock lift

Glazing

Aluminum entry framing is center glazed with 1" units. Glazing units shall be high performance low-E coated, argon filled, clear glass. Units shall be tempered at doors and within 30 inches of the floor line.

Roof Systems

Fully adhered EPDM over cover board on mechanically fastened polyisocyanurate roof insulation (25psi min) over 15-mil vapor retarder and thermal barrier on metal deck.

Class A per FM Global with roof specialties tested to meet FM global requirements with 25-year watertight warranty.

Total system shall provide R-30

Roof specialties including such items as copings, edges, flashings, etc. to be pre-finished aluminum

Interior Construction

Interior Partitions

Typical 3-5/8" metal studs, min 22 gauge, with 5/8" gypsum board to deck. Fill stud cavity with acoustical batt insulation in all full height partitions. Provide moisture resistant gypsum board at all wet areas. Provide abuse resistant gypsum board at all public corridors.

Provide 1 hour rated partitions at storage rooms, stair enclosures and equipment rooms, minimum.

Provide Level 4 finish on all exposed Gypsum board surfaces, unless noted below.
Provide Level 5 finish on any soffits and at walls where vinyl graphics are planned.

All concealed, miscellaneous wood blocking to be fire treated.

Fire stopping, fire safing and joint sealants are planned to meet codes and industry standards.

Stairs

Concrete filled metal pan stairs are planned. Concrete treads to be sealed, steel supporting members to have welded smooth joints and be fully painted

Exit Stair Railings to include grip and guard metal pipe and tube of square tube and flat bar construction, with round grip rails. Spacing of pickets/immediate rails to meet 4" sphere rule. Railings are delegated design and must meet ADA height and structural impact/force requirements of code.

Open Stair, if included, may have cable rails in lieu of flat bar above. All other requirements remain.

Interior Doors

Solid core veneer doors, meeting AWI Custom Grade standard, with thin line hollow metal frames. Side lights and interior windows to be thin line hollow metal construction. Large interior glass to be noted in future plans, glazing to be ¼" tempered clear glass, dry set.

Millwork

Any custom millwork shall meet AWI Custom Grade standards. All exposed and semi-exposed finishes are to be laminate, interior of cases may be Melamine.

Counters may be manufactured Quartz slabs.

Door Hardware

Interior doors to have mortise locksets with lever-style handles. Basis of Design: Schlage ALX Series, keying to meet County of Milwaukee standards.

Electrified hardware and access control systems are planned.

Exterior and interior door pairs at entry vestibule shall be swing-type with on-demand handicap-assist door openers.

All hardware finishes to be brushed stainless steel or clear anodized aluminum.

Floor Finishes

Typical areas

Except as noted below, all areas are to receive carpet tile, 26oz, in 2 or 3 colors set in a pattern. Assume 6" rubber base.

Public Reception and Circulation areas

Porcelain ceramic tile, 1/8" grout joints

Restrooms

Porcelain ceramic tile, 1/8" grout joints

Wall Finishes

General Staff and Public areas

2 coats latex satin enamel over 1 coat latex primer

Feature Public areas

Custom graphic vinyl wallcoverings

Restrooms

All Restrooms: Porcelain Ceramic tile on wet wall

Ceiling Finishes

Open office areas

Exposed structure with acoustical baffles, provide dry fall paint at these locations

Private offices, Conference rooms and public corridors

2 x 2 ACT Armstrong Cirrus, typical

Toilet Rooms

Gypsum Board

Maintenance, Mechanical and Storage

Exposed structure with dry fall paint

Operable Wall Panels

Horizontal paired or single panel wall system, Modernfold or equal. STC 50.
Manual operation.

Toilet Accessories

Semi-recessed Paper Towel Dispensers with Trash Receptacles 1 each toilet room

Toilet Paper Dispensers, 1 each stall

Soap Dispensers, 1 each lavatory

Napkin/Tampon Dispensers, 1 each women's room

Napkin/Tampon Disposals, 1 each women's room stall

Changing Table, 1 each public toilet room

Coat Hook, 1 each stall

Mirrors, 1 each lavatory

Signage

Interior code required building signage

Miscellaneous site signage

Wall Protection

Corner Guards, End Wall Protectors and Wall Protection panels by InPro Architectural Products

Corner Guards to be flush mount model 150F (150FR at fire rated conditions)

End Wall Protectors to be model 140D

Wall Protection panels at Food Pantry to be BioPrism Wall Cladding Panels
with Sani-Base BioPrism Cove base

Window Treatments

Manual roller shades with heat reflectance, 1% openness fabric and valance covers.

Elevators

Provide 3,000 lbs. passenger and 5,000 lbs. service elevators, which shall be machine-room-less (MRL) traction elevators. Basis-of-Design: Schindler 3000 low-rise MRL Traction, meeting IBC stretcher requirements. Pits and over-runs will be designed per manufacturers requirements. Pits will be treated as other slab-on-grade / foundation wall conditions.

HVAC Systems

Overview

Mechanical systems including Air Distribution, Heating, Cooling, Exhaust and Temperature Control will be included in the project. The specifics of these systems will be designed with considerations of the Owner, Sustainability goals and Energy usage.

Some of the topics to be verified and/or studied during design are:

- The cost and use of ducted returns or open plenum returns, and their associated plenum rated cabling, etc.
- Humidification and dehumidification are not planned for the building.
- Controls will be tied to the BACnet protocol Building Automation System (BAS) with remote access. The potential to be included in a county-wide system in the future will be considered. Lighting and Security controls will be stand-alone, although some panic alarms may need to tie to the BAC net protocol BAS as well, similar to the Honeywell system at the County Courthouse.
- If special temperature requirements are required by Friedens Food Pantry, they will be included in their build-out as a tenant to the County. If their Cold Storage or other equipment needs to be alarmed / monitored, that will not be tied to the BACnet protocol BAS, but instead will be local to the tenant, including any desired remote access to the information.
- Special temperature requirements may be required at rooms such as Computer / Server, Routing / Hub, and Telecomm Rooms.

As much equipment as possible will be rooftop mounted and screened. Some more sensitive equipment may be located in a rooftop penthouse or in the partial basement. These decisions will be made with considerations toward future maintenance, periodic servicing and replacement along with the first-in cost against life-cycle costs. Additional considerations will also be made for future Photovoltaic Array placement, as well as potential cell tower rentals.

Plumbing Systems

Overview

Plumbing systems will include Domestic Hot and Cold Water, Sanitary and Storm. All systems shall be designed and installed to comply with requirements of the Wisconsin Plumbing Code. Water metering and other regulations that apply and are issued by the Milwaukee Water Authority will also be considered in the design and installation of systems.

The site is currently served by a domestic water service line. A determination needs to be made if the service contains a booster pump or relies on city pressure to supply the building. A review of the available pressure will need to be completed to determine if booster pumps will be required to service the building including fire

protection and sanitary fixtures. Minimum fixture counts are outlined in the Code Analysis section of this report, but more fixtures may be included once the configuration of the building is determined.

Domestic Water

All hot water shall be recirculated, final pipe sizing will determine locations in accordance with IECC 2015, C404.5.1.

Back flow preventer devices, water hammer arrestors, trap primers, or traps protected with guard seals, and control valves be considered in the design of the system. Control valves should be installed at all plumbing fixtures to accommodate maintenance without shutting more than is necessary for service at any given time. Any equipment that may expose the water system to contamination must be protected with back-flow preventer devices, including Owner's own equipment (i.e. ice makers, coffee makers, etc.)

Sanitary Systems

Sanitary waste and vent systems will be planned to service all plumbing fixtures as appropriate and as required under the Wisconsin Plumbing Code.

Cleanouts will be included at all piping turns of 90 degrees or greater and at the bases of all plumbing stacks. Plumbing traps shall be primed with trap primers or protected with trap guard seals.

Storm Systems

Primary and secondary roof drains are planned. If scuppers are included, some or all of the secondary roof drains will be eliminated as appropriate. Primary drain shall connect to storm sewers, secondary drains shall day-light by visible lambs tongue devices at 12 to 18 inches above finished grade.

Additional clear water drains shall collect condensate and other appropriate drainage and be sized and designed in accordance with Wisconsin Plumbing Code with locations coordinated with HVAC installers.

Fire Protection Systems

The facility will be provided with a NFPA 13 and Wisconsin Fire Code compliant wet fire sprinkler system throughout the building, dry system where required will be included on a limited basis only. The systems will include an allowance for engineering design/build, approvals, drawings, computer-hydraulic design calculations and system performance tests. Electric remote supervision may be included.

The necessity for standpipes will be determined based on the final building height and coordination with local officials and NFPA code requirements. Similarly, Fire Pump requirements will be verified during the design process as well.

Water Supply

The supply will be through existing water service.

Fire Sprinkler System: The system will be for ordinary-hazard, group 1 occupancy throughout including unheated interstitial spaces.

Fire Department Connection: this connection will permit fire department pumper supply between a fire hydrant and the fire sprinklers.

Materials

Mains and branches: black steel of listed, groove-joint thin-wall steel and threaded Schedule 40.

Heads in finished areas will be listed quick-response, semi-recessed pendants, factory painted white.

Unfinished areas will be brass uprights.

Water service: listed dry pipe valve, air compressor, ASSE 1047 backflow preventer detector assembly.

Electrical

Line Voltage Power

Building service will be 480V 3-phase, with Amperage determined on load requirements as the design progresses. Service will be transformed down to 208Y/120V for receptacles. Each floor common area will have a separate 480/277V and 208/120 house power as required. Equipment loads and connected mechanical equipment housed in a mechanical room will operate at 480V where practical. DHHS and Friedens Food Pantry may have individual 208Y/120V metered panel to serve each area.

Lighting

All fixtures will be energy-reducing LED lighting. Lighting levels will be calculated using industry illumination standards. There will be multiple types of light fixtures selected based on performance and aesthetic considerations.

Emergency lighting could be accomplished either by light fixture mounted battery units or centralized power units.

Lighting controls will allow energy efficiency based on room occupancy, room configuration, daylight harvesting, and other energy-saving features.

Site lighting will be designed for parking and occupant egress as well as for energy usage.

Fire Alarm

Fire alarm system will be Addressable, with voice evacuation – speaker / strobes and included where connected to full coverage fire protection system for activation. Smoke / Heat Detectors will be included to supplement where required.

Lightning Protection

The design team will determine with the Owner if a lightning protection system would be a good option to pursue.

Technology / Low-Voltage / Telecommunications

The following preliminary information has been developed by the Design Consultant Team and is currently under review by the County IT staff. It is the intent of the Design Team to provide County approved equipment and planning strategies. The focus of technology design is to incorporate the telecommunications, security, and audio/visual systems to meet the operational requirements of the building and occupants and to provide for future flexibility to accommodate changing technology needs.

Site Work

The telecommunications services will be brought to the site from existing telecommunication utility services near the site. Telecommunication services appear to be running along N. 13th Street to the East and along W. Vliet Street to the South. From the demark room to the utility point of service provide (3)

4" PVC SCH 40 underground conduits; each conduit shall have (3) 3"-3-cell Maxcell fabric innerduct. The conduits will terminate in lockable 30"Wx48"Lx48"D Tier 22 traffic rated in-ground boxes, which serve as the junction point between the conduit from the utility company and the conduits from the new building. Conduits shall be buried a minimum of 36" deep and have warning and detection tapes. Boxes shall be in landscaped areas not in roadways or driveways.

The site will consist of public and secured staff parking. The secured staff parking shall have vehicle barrier arm gates that contain single-height gooseneck pedestals for vehicle access. Each pedestal shall contain a card reader/keypad, intercom substation, and a Knox box to facilitate operations. The security components shall be interfaced with the gate operator. Access Control (card reader/keypad) shall be provided at any pedestrian gates if the secured parking is surrounded by a fence.

CCTV coverage shall be provided to monitor the perimeter of the buildings and parking lots and secured entry/exit points. The design intent is to utilize dedicated poles for the mounting of the CCTV cameras and the required electronics to connect these cameras to the network. Each pole shall have a network electronics enclosure (lockable, NEMA-4X stainless steel, ventilated with thermostat-controlled fan). Provide 6-fiber single-mode, indoor/outdoor rated optical fiber from the first-floor telecom room to each network enclosure. Provide surge suppression, grounding, 120V power and a POE+, 8-port gigabit industrial grade, Ethernet switch. From the network switch provide OSP CAT6A shielded cable to each pole mounted camera.

Building Telecommunication Spaces

The Entrance Facility (Demark) room will be located on an exterior wall with an exterior door and will be one 8'x8' room. Site conduits will terminate here. Provide plywood on all walls; plywood shall be AC grade with (2) coats of fire-retardant paint or prefabricated telecommunication backboards by ReadySpec. Provide a complete Telecommunications Grounding System.

The Main Telecommunications Room (MTR) shall be 10'x14' have a single row of telecommunication equipment racks. The room shall have (2) 4-post racks and (3) 2-post racks. Equipment in this room will include network core switches to connect the different fiber services entering the facility WAN. The racks shall be served by rack mounted 5KVA UPS units to provide redundant power services. The UPS units shall be connected to emergency power circuits. The primary HVAC will be dedicated HVAC units (split systems or fan-coil units). Any redundant HVAC shall be provided by the HVAC unit serving the adjacent rooms. The MTR shall house all necessary building technologies such as Digital Signage Servers, Access Control servers, CCTV servers and storage, Wireless Network switches, VoIP System, etc.).

Each floor shall have telecommunication rooms located throughout the building. Telecom rooms shall be a minimum 9'x12'. There shall be one telecom room per floor at a minimum. Additional telecom rooms shall be provided where cable distances cannot meet the 90-meter (295 ft) distance limitation for Ethernet data cabling.

A small closet for the public safety distributed antenna system will be provided on the first floor. The DAS closet shall be 4'x4' with a door opening outward. There shall be a 2-hour rated shaft from the DAS closet up to the roof.

Structured Cabling System

The structured cabling system shall be an ANSI/TIA compliant structured cabling system. The cable plant for the project is Cat 6A unshielded twisted pair (UTP) cabling and connectivity. Communications outlets

shall be provided at all locations to be determined during the layout of the facility. All horizontal cabling shall terminate in TR on each floor.

Copper and fiber risers shall be homerun from each TR from the MTR. Optical fiber riser cable shall consist of hybrid, 24-fiber OM4 multimode and 24-fiber single-mode cables with interlocking armor. Copper backbone cable shall consist of (1) 25-pair CAT5e cables terminated on a dedicated patch panel.

Typical locations for data outlets include:

Offices: (1) outlet with (2) data

Executive office: (2) outlets with (2) data each

Workstation/Hoteling Workstation: (1) outlet with (2) data

IT Office: (2) outlets with (2) data each

Reception: (1) outlets with (2) data for each staff member at desk

Team Meeting: (4) outlets with (2) data each

Focus Room: (2) outlets with (2) data each and (1) outlet with (1) data

Huddle Room: (2) outlets with (2) data each and (1) outlet with (1) data

Conference Room: (4) outlets with (2) data each and (1) outlet with (1) data

Computer Training Room: (20) outlets with (2) data each in floor boxes and (1) outlet with (1) data

Training Room (100 occupants): (10) outlets with (2) data each and (1) outlet with (1) data

Security Office: (6) outlets with (2) data each

Medical Records Service Center: (4) outlets with (2) data each

Copy Print: (2) outlets with (2) data each

Wireless Access Points: (1) outlets with (2) data. The building will have 100% wireless (802.11ax) coverage

CCTV camera: (1) outlet with (1) data. See CCTV narrative below.

Pathways for Technology Systems

Each floor shall have a cable tray system that serves as the primary pathway for all low voltage cables. The cable tray shall be 18"x4" and shall be trapeze hung; center hung cable tray is not allowed. Cable tray shall only be installed in areas of accessible ceiling. 4" conduits shall provide pathways in areas of inaccessible ceiling with junction boxes and access panels as required.

Each data outlet shall consist of a double-gang junction box with a 1" conduit to the nearest accessible ceiling or the cable tray.

Provide (3) 4" sleeves between the TR's.

Floor boxes for power and data shall have at a minimum of (1) 3/4" conduit for power, (1) 1" conduit for data and (1) 1-1/4" conduit for AV. Each conduit shall be a homerun and not connected to an adjacent floor box.

Telecommunications Grounding and Bonding Systems

The TRs shall be connected by a ANSI/TIA-607 telecommunication grounding and bonding system with a dedicated telecommunication bonding backbone connecting each TR to the MTR sized per the chart in ANSI/TIA-607. The bonding backbone will connect to a telecommunications grounding busbar (TGB). HTAPs are allowed to connect to the bonding backbone cable.

All equipment in the TR shall be bonded to the TGB with a minimum of 6AWG bonding cable. All connections shall be 2-hole lug connectors.

The TGB in the MTR shall connect to the electrical main service ground with a conductor sized per ANSI/TIA-607.

Active Equipment (LAN / WLAN / VoIP)

The wireless network shall consist of 802.11ax (Wi-Fi6) dual radio access points.

The active equipment (local area network switches, wireless access points, controllers, and associated switches) shall be provided by the County IT department. The local area network will consist of a core switch with redundant fiber uplinks. The edge network switches will have redundant fiber uplinks and provide POE+ power with redundant power supplies. All active network electronics are provided by County IT.

Telephony system shall be owner provided extension of the County Voice over IP (VOIP) system.

Audio / Visual System

Audio Visual Systems for the facility are based on the Logitech Rally Camera systems that provide audio, video, USB, and control over standard Ethernet IP network.

Focus Room and Huddle Rooms

Basis of design is the Logitech Rally Bar Mini with a 55" LED 4K display.

Conference Rooms (6 occupants)

Basis of design is the Logitech Rally Bar with 65" LED 4K display.

Conference Room (12 occupants)

Basis of design is the Logitech Rally Bar with 75" LED 4K display.

Conference Room (20-25 occupants)

Basis of design is the Logitech Rally Plus system with (2) 86" LED 4K displays.

Computer Training Room

Basis of design is a QSC Q-SYS audio-visual system consisting of a Q-SYS Core processor, SPA series amplifier, (2) Q-SYS NV-32 encoders and (4) decoders, Q-SYS network IP video teleconferencing camera, QSC AcousticDesign ceiling speakers, (2) Sennheiser TeamConnect Ceiling microphones and a Q-SYS wall mounted touch screen controller. (2) 98" LED 4K Displays will be mounted at the front of the room as the primary training displays and (2) 75" LED 4K displays will be mounted at the back of the room as confidence monitors. The Q-SYS camera will be mounted to view the audience and the instructor will use a PC connected USB webcam. The system will require a PoE+ network switch capable of providing 1GbE on each port. The network switch will be dedicated to the AV network. Connections will be provided for an in-room PC and for laptops at the instructor position. A wireless microphone system (Shure is basis of design) will be provided for audio enhancement.

Conference Room (60 occupants)

Basis of design is a QSC Q-SYS audio-visual system consisting of a Q-SYS Core processor, SPA series amplifier, (3) Q-SYS NV-32 encoders and (4) decoders, (2) Q-SYS network IP video teleconferencing cameras, QSC AcousticDesign ceiling speakers, (4) Sennheiser TeamConnect Ceiling microphones and a

Q-SYS wall mounted touch screen controller. (2) 98" LED 4K Displays will be mounted at the front of the room as the primary training displays and (2) 75" LED 4K displays will be mounted at the back of the room as confidence monitors. The Q-SYS camera will be mounted to view the audience and the primary speaker position. The system will require a PoE+ network switch capable of providing 1GbE on each port. The network switch will be dedicated to the AV network. Connections will be provided for an in-room PC and laptops at the instructor position. A wireless microphone system (Shure is basis of design) will be provided for audio enhancement. The divisible room will have two similar audio-visual systems that will be able to be joined together when the room is in "combined" mode.

Conference Room (100 occupants)

Basis of design is a QSC Q-SYS audio-visual system consisting of a Q-SYS Core processor, SPA series amplifier, (3) Q-SYS NV-32 encoders and (4) decoders, (1) Q-SYS network IP video teleconferencing camera, QSC AcousticDesign ceiling speakers, (4) Sennheiser TeamConnect Ceiling microphones and a Q-SYS wall mounted touch screen controller. (2) 98" LED 4K Displays will be mounted at the front of the room as the primary training displays and (2) 75" LED 4K displays will be mounted at the back of the room as confidence monitors. The Q-SYS camera will be mounted to view the primary speaker position. The system will require a PoE+ network switch capable of providing 1GbE on each port. The network switch will be dedicated to the AV network. Connections will be provided for an in-room PC and laptops at the instructor position. A wireless microphone system (Shure is basis of design) will be provided for audio enhancement.

TV and Digital Signage locations. Basis of design is 55" commercial grade, UHD TV with articulating arm with Airtame 2 wireless streaming device and connection to CATV infrastructure described below.

CATV

Cable television service shall be by the local CATV service provider. Contractor shall provide the cabling infrastructure (RG-6 for runs under 150ft and RG-11 for runs over 150ft), TV outlets (F-connector), amplifiers and splitters/taps. Locations include training rooms, conference rooms, break rooms, ;public lobbies and waiting rooms. Final locations to be determined during design.

Overhead paging and background music system

Provide a QSC overhead paging and background music system consisting of a QSC MP series zone mixer, zone amplifiers and AcousticDesign series speakers. System shall be 70V. Provide MP Manage App for user control. Zones shall be by department.

Distributed Antenna Systems

Public Safety distributed antenna system within the building shall be provided in accordance with NFPA 1221, NFPA 72, and all applicable local codes. The Public Safety DAS equipment will reside in the DAS closet. Frequencies include both 700/800 MHz coverage.

Cellular DAS solution - Provide neutral host DAS to support AT&T, T-Mobile and Verizon. Carrier participation is independent of the design team's participation as this is typically an agreement between the Owner and the carriers. The Cellular DAS vendor will obtain authorization from the County to negotiate with the carriers to ensure participation and connection to the neutral host DAS by the Cellular Carriers.

Security

Closed Circuit Television System

The security system shall be an IP based video surveillance system utilizing IP, POE+ CCTV cameras. Interior cameras and exterior cameras will be a minimum of 4K or current industry standard at the time of bidding. The CCTV system will integrate with the access control system. The CCTV system will be a new enterprise level CCTV system. Basis of design is Genetec but will allow alternates.

The CCTV system shall include a license plate recognition module and cameras for logging vehicles at entry and exit points of parking lots.

The CCTV system will be provided with a new video management server and with a storage server with minimum of RAID 5 redundancy sized to provide minimum of 30 days of storage.

The security system will be a completely new CCTV system capable of integrating with the access control system. The new system shall consist of headend server, and new storage servers along with all software, GUI creation and integration.

Security command console PC with monitors to be provided with final location to be determined during design phase.

Provide programming to name all cameras per owner direction. Program actions based on triggers from access control or intrusion detection system.

Access Control System

The access control system shall be completely new access control system with enterprise server, Graphical User Interface and integration with the CCTV system. The design intent is to provide access control at each ingress/egress point into the building, at vehicle gates, perimeter pedestrian gates, sensitive areas (food pantry), critical infrastructure spaces (i.e. CEP, utility rooms, server room, IT rooms), and control doors between “on-stage” and “off-stage” areas. Access control shall be provided by 13.56MHz proximity card readers with Bluetooth and NFC capabilities. The access control system software shall also support mobile credentials using smartphones.

Access control system shall be programmed to enable zones that can be locked down while leaving other zones unlocked. A building lockdown shall also be programmed.

Provide programming to create GUI floor plan maps showing all controlled doors with their status indicated by color (green = secured, red = unsecured), alarm icons, duress button locations, CCTV camera icons that link to the CCTV system, and system lockdown activation/reset. Provide programming to set up access control groups, building schedules and configuration of these settings based on no less than (4) meetings with the owner.

Provide a new badging system complete with PC, badge printer, camera, tripod and picture backdrop. Provide programming to develop (3) badge templates. Access control system shall have MS Active Directory integration capabilities.

Video intercoms will supplement the access control system. Intercoms shall be IP based and support SIP integration with the customer supplied VOIP phone system. Provide intercom door stations and desktop master stations. Provide door release relays. Video shall also be recorded by the new CCTV video management system.

Duress (panic) buttons shall be located at all public facing counters (food pantry, reception, records, clerks). The duress buttons shall be wired to an input into the new access control system. The security system shall provide a message server with triggered input/outputs that records a specific message for each duress alarm. Upon activation of the duress alarm, the access control system will trigger the message server to play the pre-recorded message via the overhead paging system.

Intrusion Detection System

The intrusion detection system shall be a new system consisting of a control panel, keypads, door sensors, motion detectors and glass break sensors. The control panel shall have UPS backup for 24 hours and shall have a communicator (dialer) programmed to call the local police department/911 or third-party monitoring company. The Food Pantry will require an intrusion detection system.

Sustainability

Milwaukee County supports the Paris Climate Agreement and is working to achieve zero net greenhouse gas (GHG) emissions in its operation by 2050. In support of this goal, the ultimate desire for this project is to become a NetZero building, if not on its opening day, then to consider making it “ready” for modifications to meet this goal in the future.

A NetZero Building is derived from a combination of driving down consumption while simultaneously driving up the use of renewable energy resources with the intent of reaching a balance where energy consumed equals renewable energy generated on site.

To this end, the design team will suggest options for consideration that reduce energy consumption and/or increase the use of renewable energy. These options will include various Mechanical Systems (such as heat pumps, etc.), Envelope materials and detailing and other topics as they become appropriate. All options will be considered in terms of efficiencies against cost and/or ability to retrofit in the future. Options for items such as Photovoltaic Arrays may also be considered, with roofing support included for future installation being the chosen immediate inclusion in the project. Considerations such as using LED lighting and occupancy sensors are included as a matter of course to meet current energy codes.

To codify considerations and provide a framework for discussion, the team may utilize a LEED® BD+C: New Construction Checklist, although Certification, per se, is not a goal, incorporating listed prerequisites will be pursued. In addition, the building is planned to be Energy Star rated and to follow ASHRAE Standard 90.1 – 2016.

To supplement the Energy Modeling already listed below and planned by the Design Team, the team will be collaborating with Focus on Energy’s Design Assistance Program on additional energy modeling and equipment suggestions to consider for minimizing consumption and/or increasing renewable energy.

All of this is with the intent to move toward a NetZero building in the future, if not within the current budget.

Energy Modeling

Energy Modeling will be conducted from a number of different fronts:

- The Design Team has included the following outline as current, and available, services.
- The Design Team will be working with Focus on Energy's Energy Design Assistance Program to develop appropriate strategies and to obtain Utility Incentives for the project.

How these two approaches overlap are currently being studied with a goal, among other things, to provide Energy Modeling in the most appropriate manner and from the most appropriate source, without duplication, for the project.

The currently planned scope of services includes performing building energy simulations based on modeling cycles from ASHRAE Standard 209-2018 as outlined below. Energy usage will be estimated with a 3-dimensional computer model using IES Virtual Environment.

Included ASHRAE Standard 209-2018 cycles:

Schematic Design

Climate and site analysis

Modeling Cycle #3 - Load Reduction Modeling: Modeling comparison for three (3) wall, roof, and window performances

Modeling Cycle #4 - HVAC System Selection Modeling: Modeling comparison of 3 system types

Design Development

Modeling Cycle #5 - Design Refinement

Construction Documents

Modeling Cycle #8 - As Designed Energy Performance: Design performance compared to ASHRAE Standard 90.1-2016, App. G for LEED v4.1 BD+C: NC

IV. CODE ANALYSIS

The following published codes and standards are applicable for this project as of July 2022. Should state legislature adopt later code editions prior to submitting for plan review, the latest legislated codes will apply.

	Common Abbreviation
<ul style="list-style-type: none"> ▪ Administrative <ul style="list-style-type: none"> Wisconsin Department of Safety and Professional Services 	WI SPS
<ul style="list-style-type: none"> ▪ Building <ul style="list-style-type: none"> Wisconsin Commercial Building Code, Chapters 360-366 ICC International Building Code, 2015 edition 	WI SPS 360-366 IBC 2015
<ul style="list-style-type: none"> ▪ Mechanical <ul style="list-style-type: none"> Wisconsin Commercial Building Code, Chapters 364-365 ICC International Mechanical Code, 2015 edition Wisconsin Administrative Code 	WI SPS 364-365 IMC 2015 IFGC 2015
<ul style="list-style-type: none"> ▪ Electrical <ul style="list-style-type: none"> Wisconsin Department of Safety and Professional Services, Chapter 316 National Electrical Code, 2011 edition 	WI SPS 316 NEC 2011
<ul style="list-style-type: none"> ▪ Plumbing <ul style="list-style-type: none"> Wisconsin Department of Safety and Professional Services, Chapters 364-365 	WI SPS 381-387
<ul style="list-style-type: none"> ▪ Fire Prevention <ul style="list-style-type: none"> Wisconsin Department of Safety and Professional Services, Chapter 314 ICC International Fire Code, 2009 edition NFPA 13 Fire Code, 2009 edition 	WI SPS 314 IFC 2009 NFPA 13 - 2009
<ul style="list-style-type: none"> ▪ Accessibility <ul style="list-style-type: none"> Wisconsin Commercial Building Code, Chapter 362 ICC International Building Code, 2015 edition, Chapter 11 ICC / ANSI 177.1 – 2009 	WI SPS 362 IBC 2015, Ch 11 ANSI 2009
<ul style="list-style-type: none"> ▪ Elevator <ul style="list-style-type: none"> Wisconsin Department of Safety and Professional Services, Chapter 318 	WI SPS 318
<ul style="list-style-type: none"> ▪ Energy Conservation <ul style="list-style-type: none"> Wisconsin Commercial Building Code, Chapter 363 ICC International Energy Conservation Code, 2015 edition 	WI SPS 363 IECC 2015 w Amend
<ul style="list-style-type: none"> ▪ Zoning <ul style="list-style-type: none"> City of Milwaukee Zoning Code 	Ch 114
<ul style="list-style-type: none"> ▪ Exterior Signage <ul style="list-style-type: none"> City of Milwaukee Zoning Code 	Ch 114

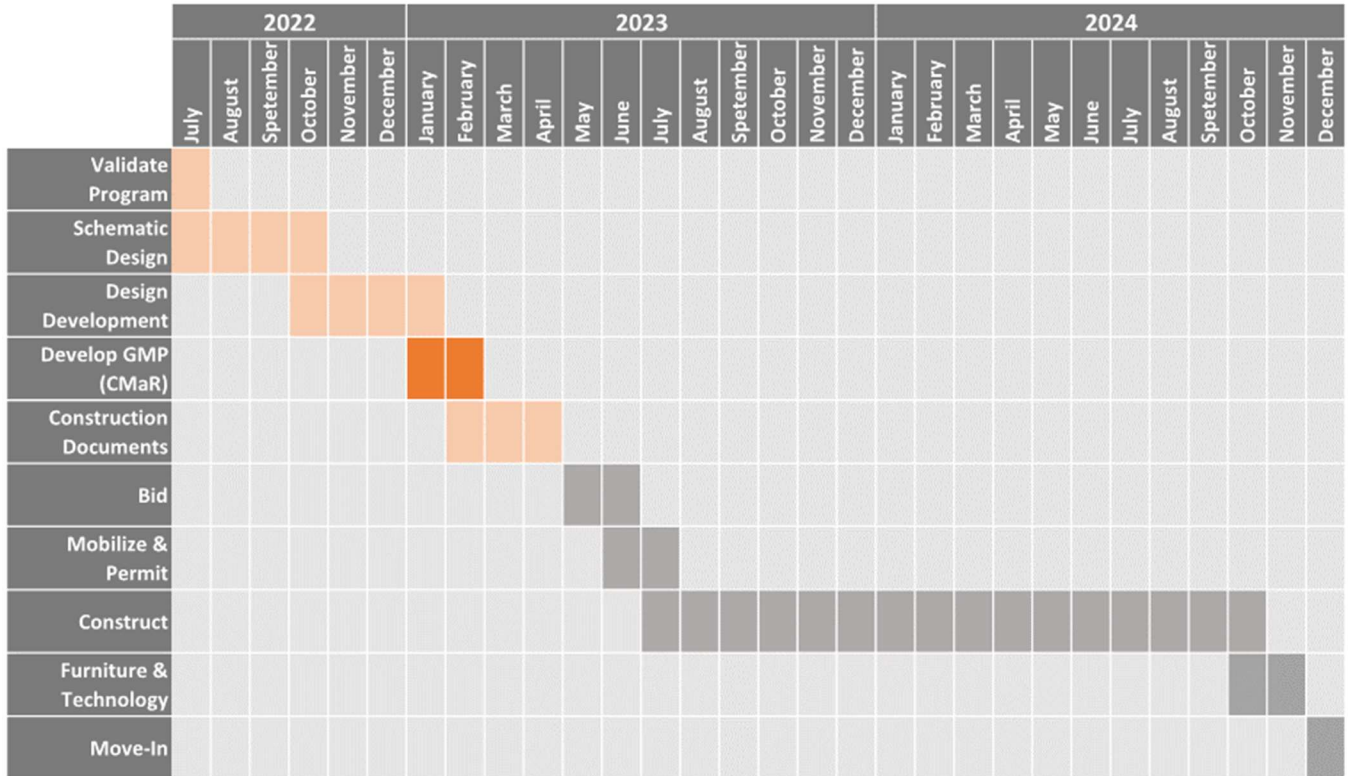
A table of preliminary code review determinations:

Preliminary Code Review	
Construction Class	IIB – Unprotected Steel Frame
Occupancy	B (Office) with accessory A-3 (Assembly) + S-1 (Storage)
Automated Fire Suppression	Fully Sprinklered per NFPA 13
Stories	4 full story above grade with Partial Basement

Planned Approximate Building Area (sf)	60,000
Allowable Area per floor (sf)	69,000
100% Frontage Area Increase (sf)	Not required
Maximum Allowable Area (sf)	Will not exceed Allowable Area
Total Number of Occupants	811 (535 B + 267 A-3 + 9 S-1)
Plumbing Fixture Count	
Number of Water Closets Required B + S-1	7 Men / 7 Women
Number of Water Closets Required A-3 (1st Floor)	1 Men / 2 Women
Number of Water Closets Required (full building)	8 Men / 9 Women
Number of Lavatories Required B + S-1	5 Men / 5 Women
Number of Lavatories Required A-3 (1 st Floor)	1 Men / 1 Women
Number of Lavatories Required (full building)	6 Men / 6 Women
Number of Drinking Fountains Required	7
Number of Service Sinks Requires	2
Parking Counts	
Number of planned parking spaces	tbd – 250 requested total
Number of planned accessible spaces	tbd – 10 if 250 total is included
Number of required parking spaces per zoning	62
Number of required accessible spaces per zoning	4
Zoning	
Zoning Classification	LB2
Setbacks	No minimum setback, 5' max. on secondary street

V. PRELIMINARY SCHEDULE

The intent of this project schedule is to bid the project in Spring 2023. Dates and durations in Grey are estimates and to be confirmed by Construction Manager (CMaR) once selected.



VI. PROGRAM

After meeting with DHHS the following program was validated. Some discussion remains on the exact quantity and use of Meeting Rooms, however this is intended to increase usage and sharing between departments and not to add to the total square footage listed.

In summary, the building will house DHHS and Friedens Food Pantry in no more than 59,938 square feet. Specific departments and needs are detailed on the following pages.

DRAFT

Departmental Spaces								
Program / Unit	10x18 Office	10x12 Office	6x5 WS or 6x4 WS	6x2 WS	QTY Spaces	Access	ASF	Total ASF
FOOD PANTRY								
Community								
Reception								
Reception Desk - 2 staff					1	Public	@ 100sf	100
Lobby - seats 30					1	Public	@ 450sf	450
Intake Area - Seats 2					1	Public	@ 60sf	60
Coffee / Healthy Snacks Area					1	Public	@ 50sf	50
Shopping								
Food Shopping Area					1	Public	@ 400sf	400
Clothes/ Essentials Shopping Area					1	Public	@ 400sf	400
Staff								
Individual Workspaces								
Office - Typical		5			3	Staff	@ 120sf	360
Workstation - Typical			3		3	Staff	@ 36sf	108
Workstation - Typical Hotel				4	4	Staff	@ 12sf	48
Staff Support								
Copy / Print					1	Staff	@ 60sf	60
Filing Area					1	Staff	@ 60sf	60
Volunteer Zone					1	Staff	@ 60sf	60
Breakroom / Team Meeting - Seats 12					1	Staff	@ 240sf	240
Kitchen					1	Staff	@ 120sf	120
Janitor Closet					1	Staff	@ 100sf	100
Warehouse								
Work Room					1	Staff	@ 350sf	350
Fundraising Event Storage					1	Staff	@ 100sf	100
Weighing area					1	Staff	@ 50sf	50
Cold Storage					1	Staff	@ 200sf	200
Clothes/ Essentials					1	Staff	@ 1,200sf	1200
	0	3	3	4				4,516
DHHS Work Spaces								
DHHS ADMINISTRATION								
DHHS Admin	1				1	-	@ 180sf	180
		7			7	-	@ 120sf	840
			4		4	-	@ 48sf	192
HR		2			2	-	@ 120sf	240
BHD Admin		5			5	-	@ 120sf	600
Aging		1			1	-	@ 120sf	120
			1		1	-	@ 48sf	48
Disabilities Services Division (DSD) Admin		5			5	3	@ 120sf	600
Div of Youth & Family Services (DYFS) Admin				2	2	4	@ 12sf	24
	1	20	5	2		Staff		2,844
DHHS SUPPORTIVE SERVICES								
Contract Admin		3			3	-	@ 120sf	360
			5		3	2	@ 48sf	144
				1	1	2	@ 12sf	12
BHD Contract Admin		3			3	-	@ 120sf	360
			5		5	4	@ 48sf	240
				2	2	4	@ 12sf	24
QA/QI			4		4	-	@ 48sf	192
BHD Quality		2			2	1	@ 120sf	240
			5		5	1	@ 48sf	240
BHD Educational Services			1		1	-	@ 48sf	48
BHD Executive Support			4		4	-	@ 48sf	192
BHD Psychiatric Admin		3			3	-	@ 120sf	360
Medical Director		3			3	-	@ 120sf	360
BHD Legal				2	2	3	@ 12sf	24
DHHS Fiscal			2		2	4	@ 48sf	96
Aging Fiscal			1		1	2	@ 48sf	48
				1	1	1	@ 12sf	12
BHD Fiscal & Services		5			5	-	@ 120sf	600
			5		5	9	@ 48sf	240
BHD Accounts Receivable		1			1	-	@ 120sf	120
			7		7	5	@ 48sf	336
BHD Medical Records/ Admissions		1			1	-	@ 120sf	120
			2		2	4	@ 48sf	96
				1	1	2	@ 12sf	12
BHD IT			5		5	10	@ 48sf	240
	0	21	44	7		Staff		4,716

Departmental Spaces								
Program / Unit	10x18 Office	10x12 Office	6x6 WS or 6x8 WS	6x2 WS	QTY Spaces	Access	ASF	Total ASF
DHHS CHILDREN								
DYFS (Community Supervision)		2		6	2	2	@ 120sf	240
					6	17	@ 12sf	72
DSD (CLTS, CCOP, B-3)		7			7	-	@ 120sf	840
			2		2	4	@ 48sf	96
				4	4	11	@ 12sf	48
Wrap/ Wrap Contracted Providers		12			12	10	@ 120sf	1,440
			5		5	10	@ 48sf	240
				7	7	20	@ 12sf	84
	0	21	7	17		Staff		3,060
DHHS ADULTS								
CARS Admin		7			7	6	@ 120sf	840
			3		3	-	@ 48sf	144
				8	8	18	@ 12sf	96
Winged Victory			3		3	-	@ 48sf	144
Community Support Program (CSP)		1			1	1	@ 120sf	120
				1	1	1	@ 12sf	12
Targeted Case Management (TCM)		1			1	1	@ 120sf	120
				1	1	1	@ 48sf	48
Comprehensive Community Services (CCS)		2			2	3	@ 120sf	240
				3	3	6	@ 48sf	144
Prevention		1			1	-	@ 120sf	120
Crisis Mobile				6	6	18	@ 12sf	72
Disability Resource Center (DRC)		2			2	1	@ 120sf	240
				14	16	32	@ 12sf	192
DSD Court Services		2			2	1	@ 120sf	240
				2	2	4	@ 12sf	24
Interim Disability Assistance Program		1			1	-	@ 120sf	120
Aging Resource Center (ARC)		4			4	5	@ 120sf	480
				23	23	32	@ 12sf	276
Elderly Services & Nutrition (AAA)			1		1	-	@ 48sf	48
				1	1	2	@ 12sf	12
Program Coord (AAA Planning + Policy)			1		1	2	@ 48sf	48
				1	1	2	@ 12sf	12
Wellness & Prevention (AAA)		1			1	-	@ 48sf	48
				1	1	3	@ 12sf	12
Aging - Elder Abuse / Protective Services (ARC)		3			3	-	@ 120sf	360
			6		6	9	@ 48sf	288
DSD Protective Services			4		4	2	@ 48sf	192
Office for Persons with Disabilities (OPD)		1			1	-	@ 120sf	120
	0	26	18	63		Staff		4,812
DHH Shared /Support Spaces								
WELCOME								
Reception Desk - 3 staff	Shared				1	Public	@ 150sf	150
Seating - 20 people	Shared				1	Public	@ 200sf	200
Children's Activity - 10 people	Shared				1	Public	@ 200sf	200
Computer Zone - 3 desks	Shared				1	Public	@ 200sf	200
Display / Memorabilia	Shared				1	Public	@ 100sf	100
WORK								
Mail	Shared				1	Staff	@ 120sf	120
Cash Room	Shared				1	Staff	@ 100sf	100
Work Room - central copy / print / supply	Shared				1	Staff	@ 160sf	160
Work Area - dispersed copy / print / supply	Shared				4	Staff	@ 75sf	300
Medical Records Service Center	Admissions				1	Public	@ 160sf	160
MEET								
Focus Room - 1-3 occupants	Shared				4	Staff	@ 60sf	240
Huddle Room - 4 occupants	DYFS				2	Staff	@ 100sf	200
Huddle Room - 4 occupants	BHD				2	Staff	@ 100sf	200
Huddle Room - 4 occupants	Shared				2	Staff	@ 100sf	200
Conference Room - 6 occupants	Aging				1	Public	@ 120sf	120
Conference Room - 6 occupants	DYFS				2	Public	@ 120sf	240
Conference Room - 6 occupants	DSD				3	Public	@ 120sf	360
Conference Room - 6 occupants	BHD				4	Public	@ 120sf	480
Conference Room - 6 occupants	DHHS Contract				1	Staff	@ 120sf	120
Conference Room - 6 occupants	Shared				2	Staff	@ 120sf	240
Conference Room - 12 occupants	Shared				2	Public	@ 240sf	480
Conference Room - 12 occupants	Integration				2	Public	@ 240sf	480
Conference Room - 20 occupants	Shared				2	Public	@ 400sf	800

Departmental Spaces									
Program / Unit		20x30 Office	18x12 Office	8x6 WS or 6x8 WS	6x3 WS	QTY Spaces	Access	ASF	Total ASF
STORAGE									
Storage Room	Administration					1	Staff	@ 100sf	100
C-Suite Mail Staging Area	Administration					1	Staff	@ 50sf	50
Storage Closet	Aging					1	Staff	@ 20sf	50
File Storage	Aging					1	Staff	@ 50sf	50
Storage Closet	BHO					1	Staff	@ 50sf	50
Storage Room	ARC/AAA					1	Staff	@ 120sf	120
Storage Room	ARC					1	Staff	@ 120sf	120
Storage Room	AAA					1	Staff	@ 120sf	120
Storage Room	DSC					2	Staff	@ 120sf	240
Storage Room	Sharad					1	Staff	@ 100sf	100
AMENITY									
Phone Room - 1 occupant, staff	Shared					3	Staff	@ 35sf	105
Resource Room - 8 occupants	Shared					1	Staff	@ 220sf	220
Sensory Room - 1 occupant	Shared					1	Public	@ 60sf	60
Zen Room - 1 occupant	Shared					1	Staff	@ 60sf	60
Hotelling Staff Locker Area	Shared					2	Staff	@ 150sf	300
									7,595
Total All Floors DHHS Department-Only Shared / Support Spaces ASF									23,027
Building Shared /Support Spaces - DHHS and Expanded Program									
Space Type						QTY	Access	ASF	Total ASF
MEET									
Conference Room - 60 occupants						2	Public	@ 1,200sf	2,400
Conference/Training Room - 100 occupants						1	Public	@ 2,000sf	2,000
STORAGE									
Loading Dock / Staging						1	Staff	@ 1,200sf	1,200
AMENITY									
Breakroom / Work Café - 30 occupants						1	Staff	@ 600sf	600
Vending						1	Public	@ 150sf	150
Security Office						1	Staff	@ 120sf	120
Comfort / Wellness Room - 1 occupant						1	Staff	@ 60sf	60
Comfort / Wellness Room - 1 occupant						1	Staff	@ 60sf	60
									6,590
Total All Floors Building Shared / Support Spaces ASF									6,590
New Building									
Total DHHS + Food Pantry + Spaces from Shared Building ASF									32,933
Internal Circulation Multiplier									1.30
TOTAL DHHS ASF									42,813
Building Multiplier									1.40
TOTAL NEW CONSTRUCTION GSF									59,938